



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5549

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 13899 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

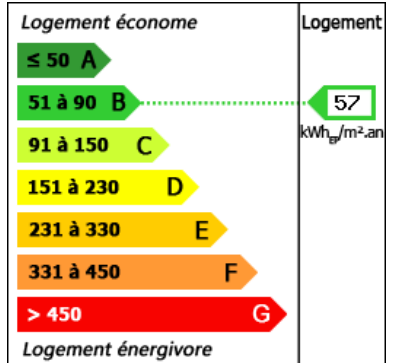
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1783



Fully restored 480m<sup>2</sup> stone mansion offering great amenities located in a quiet environment, not overlooked with outbuildings, swimming pool, tennis court, on wooded land of 1ha 39

480 m<sup>2</sup> living

13 899 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

884 000 €

Agency fees: 4 % VAT included\*

Price without fees: 850 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°5549 •

Stone house from 1783 restored with 480m<sup>2</sup> of living space on 2 floors which is made up at the entrance of a large hall which serves a living room of 100m<sup>2</sup> with closed double fireplace, fitted kitchen with access to the covered terrace with an electrical system, a laundry room, a master bedroom, an office, a bedroom, a bathroom, a water point in the hallway, a separate toilet.

Staircase in solid oak wood which gives access to the fully fitted attic with two large games room, four bedrooms, a bathroom, a separate toilet.

In the basement a cellar and a wine cellar at constant temperature.

Property with wooded and fenced park with heated swimming pool of 15x6 with automatic water treatment, very large terrace around, an outbuilding with pool house, a weight room with jacuzzi, sauna, an adjoining apartment which consists of a bathroom, a bedroom and a large living room with fitted kitchen area, French window giving access to the rear of a terrace,

a second old outbuilding, a small nightclub.

a tennis court

a 3-door garage.

An alarm

Well

Water softener

Electric gate

Underfloor heating throughout the ground floor part of the main house with reversible heat pump, convector upstairs

5000 L septic tank

Three robot lawn mower

